

# August 12, 2021 MINUTES

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## HOWARD COUNTY DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT BOARD

9820 Patuxent Woods Drive, Columbia, MD 21046  
WebEx Meeting

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### HCDB Members Present

Maury Zeitler, *Chair*  
Mike Sloan, *Vice Chair*  
Mitra Basu

### HCDB Members Absent

Walter Davis  
Grace Morris  
Linda Skelton

### Staff Present

Kelly Cimino, *Director*  
Quanita Kareem, *Compliance Officer*  
Tom Wall, *Fiscal Manager*

### Guests

Ned Howe  
Mackenzie Kisiel

### Recording Secretary

Tracy Deik

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#### **I. CALL TO ORDER 6:20 P.M. (Absence of a quorum)**

- Chairperson Zeitler called the August 12, 2021 meeting of the Department of Housing and Community Development Board to order at 6:20 P.M.

#### **II. APPROVAL OF AGENDA**

- *Absence of a quorum- agenda will be approved at the next meeting.*

#### **III. INTRODUCTION OF GUESTS**

- Guests included Ned Howe and Mackenzie Kisiel from Enterprise Community Development, Inc.

#### **IV. APPROVAL OF JUNE 2021 MINUTES**

- *Absence of a quorum- minutes will be approved at the next meeting.*

#### **V. DHCD REPORT**

- The State of Emergency lifted on July 1, which returned county operations back to normal.
- On July 6, DHCD staff returned to the office on a hybrid schedule, and county offices reopened to the public on August 2.
- The Department has expended over \$4M of the \$9.7M Treasury award, which has helped almost 500 families avoid eviction by paying back rent and utilities.
- The Department has expended approximately \$900,000 in foreclosure prevention funding to keep 42 homeowners in their homes.

- DHCD received an additional \$7.7M in funding that will provide up to 18 months of rental & utility assistance to residents impacted by the pandemic.
- DHCD allocated \$4.6M to United Way to help launch the Strategic Targeted Eviction Prevention (STEP) Program. The program works directly with landlords to pay rent on behalf of tenants who have not reached out for rental assistance on their own.
- MIHU homeownership update: 14 units are currently in priority period; 19 units are under contract; and 4 units closed in July.
- Riverwatch II has leased all 33 MIHU units.
- The Department is working to fill the grants position.
- Director Cimino will attend the MACO Conference from August 18-20 and present the Housing Opportunities Master Plan at a panel discussion.

**VI. PRESENTATION- RANLEAGH COURT PROJECT (attached)**

- Mackenzie Kisiel presented the Ranleagh Court redevelopment plan to the Board.
- The redevelopment vision includes an 82-unit, 4-story, elevator-served building with amenities.
- The unit mix will include (35) one-bedroom units, (37) two-bedroom units, (6) three-bedroom units & (4) four-bedroom units.
- The Ranleagh Court project will provide full spectrum housing: 0-50% AMI (30 units), 51-80% AMI (39 units) & >80% AMI (13 units).
- The project is estimated to be completed by the end of 2023.

**VII. ACTION ITEM- RECOMMENDATION FOR MIHU FIL FUNDING REQUEST FOR RANLEAGH COURT PROJECT**

- Enterprise Community Development is requesting \$2.5M in MIHU fee-in-lieu funding for the Ranleagh Court redevelopment project. Funding will not be required until the end of 2022.
- Due to the absence of a quorum, another meeting will be scheduled to discuss and vote on the recommendation.

**VIII. MEMBER COMMENTS**

- A conference call will be scheduled with board members to approve the agenda and minutes and vote on the action item.

**IX. ADJOURNMENT 6:58 P.M.**

Respectfully submitted by,

*Tracy Deik*